

RESOLUTION NO. R2016 - 004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS ENACTING A DEVELOPMENT ORDER FOR THE APPROVAL OF A PROJECT AT 919 HUNTING LODGE DRIVE TO CONSTRUCT A 950 SQUARE FOOT ONE STORY ADDITION TO AN EXISTING SINGLE FAMILY HOME ON PROPERTY LEGALLY DESCRIBED AS ATTACHED EXHIBIT "A", LIMITATION TO SECURE PERMIT; EFFECTIVE DATE

WHEREAS, the subject property described herein is located within the R-1A, Single Family Residential; and,

WHEREAS, on August 9, 2016 the Board of Adjustment recommended favorably for the project under Case No. 06-V-16, site plan approval and variance for the applicant's proposed project; and,

WHEREAS, on August 22, 2016 the City Council granted the applicant site plan approval for the applicant's proposed project; and,

WHEREAS, in light of the foregoing actions, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to issue this development order resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: The applicant is seeking a variance from Section 150-041 (E)(1) in order to construct an addition to an existing single family home that would continue the existing non-conforming side yard setback of the residence for a new addition, as follows:

1. Requests variance from Section 150-041 (E)(1) to waive 1' 10" (one foot ten inches) of the minimum required side yard setback of 7' 6" (seven feet six inches). (Side yard setback of 5' 8" (five feet eight inches) proposed).

Site plan approval and variance are hereby granted subject to the following conditions:

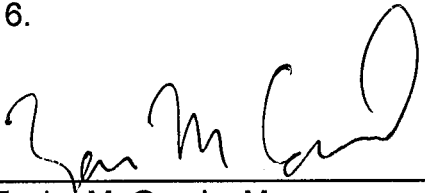
1. Plans shall substantially comply with those submitted, as follow:
 - Survey by Roberto R. Brizuela & Associates, dated March 18, 2016.
 - Sheet A-1, Site Plan, by Adrian Alvarez, Architect dated December 11, 2014.
 - Sheet A-2, Floor Plan, by Adrian Alvarez, Architect dated November 15, 2014.
 - Sheet A-3, Elevations, by Adrian Alvarez, Architect dated November 15, 2014

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. The final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.

Section 2: That pursuant to Section 150-111 (B)(5) of the Code of Ordinances of the City of Miami Springs, the applicant must obtain a master building permit from the City within one (1) year of the date of this Resolution or the site plan approval previously granted for the subject project shall be deemed null and void and the applicant shall be required to reapply for site plan review, unless the term has been previously extended by City Council action prior to its expiration.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, at the regular meeting of August 22, 2016.



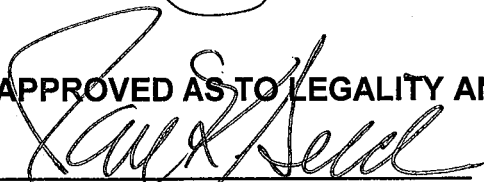
Zavier M. Garcia, Mayor

ATTEST:



Erika Gonzalez-Santamaria, MMC, City Clerk

APPROVED AS TO LEGALITY AND FORM:



Jan K. Seiden, City Attorney



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 35, IN BLOCK 3, OF SECTION 4, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND FURTHER DESCRIBED AS: THE WEST 75 FEET OF THE EAST 825 FEET OF TRACT 3B, OF REVISED PLAT OF SECTION 4 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.